

**MINUTES**  
**LANGHORNE MANOR BOROUGH COUNCIL**  
**MEETING OF AUGUST 12, 2025**

- 1. CALL TO ORDER** – the Meeting of Langhorne Manor Borough Council was called to order in the Langhorne Manor Borough Hall, 618 Hulmeville Avenue, Langhorne, Pennsylvania on August 12, 2025, at 7:00 P.M. Daylight Savings Time by Nick Pizzola.

**PERSONS PRESENT** – Nick Pizzola – President, Cheryl Oessenich – Vice-President, Councilpersons: James Niwinski, Phil Gillies, Sam Jennings and Bob McBeth, Mayor Robert Byrne, Solicitor: Thomas J. Profy, IV., Borough Manager: Peter Gray, Secretary-Treasurer: Bonnie McGoldrick.

**PERSONS ABSENT** – Councilperson Devin Keating, Police Chief John Kenney.

- 2. THE PLEDGE OF ALLEGIANCE** – Led by Mayor Robert Byrne
- 3. APPROVAL OF MINUTES, MOTION TO APPROVE.**

Council President asked if there were any questions, concerns or corrections to the minutes of July 8, 2025. There were none.

Council President called for a motion to approve the minutes from July 8, 2025. Mr. Gillies made the motion as called for. Mr. McBeth seconded. There were no objections. The motion carried.

- 4. RESIDENT COMMENTS** – none
- 5. POLICE REPORT** – No report from Chief Kenney.

**UPDATE ON INTERGOVERNMENTAL AGREEMENT RE:  
AUTOMATED STOP ENFORCEMENT.**

This will be scheduled for next month since Chief Kenney was not available for discussion.

- 6. INSPECTOR’S REPORT** – There was 5 permits issued in July.

**7. REVIEW OF THE PROPOSED EARNED INCOME TAX TO BECOME EFFECTIVE 1/1/2026, IF ADOPTED. EARNED INCOME TAX CANNOT BE ADOPTED PRIOR TO HAVING IT ADVERTISED FOR 3 WEEKS.**

Council President explained that whether the Earned Income Tax is adopted or not adopted, the borough is required to advertise the proposal for 3 weeks, prior to any decisions. Council members were presented with the proposed advertisement prior to this meeting. The ad will run this month in the Bucks County Courier Times and will be decided during the September Council Meeting.

Council President asked the council members to comment on any issues they had or if there were any suggested changes to the proposed advertisement. Some conversation ensued. Council members had several questions about the content of the ad and suggestions for minor changes in wording.

**MOTION TO APPROVE 3 WEEKS OF ADVERTISING**

The Council President called for a motion to approve 3 weeks of advertising for the proposed earned income tax. Mr. Gillies made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

Information explaining the EIT will be added to the Langhorne Manor website. A letter will be sent to residents. A text message will be sent to direct residents to the website for more information.

**8. REPORTS**

**a. Jim Niwinski** – Mr. Niwinski reported that the insurance premiums were paid for the 2025-26 renewal period. Additional proposals will be requested in the new year.

The Air Conditioning in Borough Hall is not working. Good Heating and Air Conditioning has ordered a replacement part, and it will be installed as soon as received.

**b. Cheryl Oessenich** - Ms. Oessenich reported that complaints continue to be received from residents regarding the recycling services. She asked the Solicitor if this could be considered a breach of contract? Several council members have agreed to monitor their service for the next month and report back to council.

- c. **Nick Pizzola** – No report
- d. **Bob McBeth**- No report
- e. **Sam Jennings**- No formal report but Mr. Jenning continues to receive calls regarding the status of the replaced telephone poles.
- f. **Phil Gillies** - No report
- g. **Devin Keating** – Ms. Keating was absent, but the Council President presented her report as follows:

General Stormwater Commission Updates

- Last Meeting: Held virtually on August 4, 2025.
- Committee Membership: Jim Keba resigned August 5, 2025. A new 3-year committee seat is now open.
- Hill Avenue / Wheeler Property:
  - Resident concern raised regarding sanitary sewer installation potentially disturbing the infiltration trench installed during subdivision (pre-SWC, via Carroll Engineering).
  - Pete (Borough Manager) coordinated with Chris Peterson (Carroll Engineering) to investigate. Findings indicate the vegetated swale was disturbed but has since been restored.
  - Follow-up on final trench inspection is pending.
- Final MS4 Cycle 1 Project:
  - Pending & under SWC review. Revised quotes requested from RVE to correct calculation errors in July 2025 estimates.
- Grants & Tracking:
  - I will be attending Rep. Frank Farry’s State Grant & Funding Workshop at Middletown Country Club on Tuesday, August 19th.
  - I contacted Michael Shorr (PA Dept. of Community & Economic Development) and Jeffrey Fields (Director of Bucks County Housing & Community Development) to confirm details of the previously applied-for and awarded (but not accepted) \$707K grant, including requirements and engineering parameters. Awaiting responses.
  - Requested Pete’s assistance in locating additional historical grant records who has reached out to RVE.

- Public Education: RVE has offered to host an educational session for residents, as well as at the next (public) SWC meeting. I will coordinate scheduling and be sure to include this specific detail in the calendar notice for the LMB website.
- Next SWC Meeting: Will be scheduled once revised estimates, grant details and RVE educational session scheduling details are ironed out and in hand.

**9. MAYORS REPORT – No report**

**10. BOROUGH MANAGER’S REPORT**– Mr. Gray reported, there are 75 poles still located in Langhorne Manor Borough that should be removed. The location of these poles has been provided to PECO. The remaining poles support lines from different providers (PECO, Comcast, Verizon) that need to be transferred to the newly installed poles before removal.

**11. SOLICITORS REPORT – No report**

**12. CORRESPONDENCE** – The Borough received a thank you note from Jesse W. Soby Post #148 for the donation to the 2025 Langhorne Memorial Day Parade Fund.

**The Borough Secretary read the following correspondence received via email.**

“I am not available to attend the meeting tonight. Can you please read the following during resident comments on my behalf?”

Resident comment from Teresa Weiser 206 W Prospect Ave:

I have asked numerous times since March to have information & listening sessions for residents about a potential EIT, but we got an agenda line that was uploaded one day prior to the meeting.

As a regular attendee of council meetings, I think I’ve been at all the previous discussions around EIT, but am still unclear on:

1. The need for additional taxes
2. The number of residents currently not paying EIT
3. Whether the employees of Cairn & Langhorne Gardens would be impacted.

I understand the importance of paying taxes to build a strong community, but to reiterate point 1, council has not provided justification for the need to increase revenue.

There have been

- ‘uncomfortable’ feelings
- a desire to tax some residents so all residents can have lower millage
- other borough’s ‘are doing it’
- we have to get in before school tax

There has not been a review of the budget and where the additional revenue is needed.

If I’m reading last year’s budget correctly, there was a projected 33k shortfall. Since then, council has raised property taxes to cover the 33k shortfall, secured 45k or more of liquid fuel funds, and been reimbursed with grant funding for a stormwater project. Back of the napkin math that would put us at a significant headwind.

All discussions to this point have been hypothetical. I would appreciate a detailed walk through of the need to put this tax on a targeted portion of our residents to understand.”

**13. APPROVAL OF BILLS FOR PAYMENT** – Council President asked if there were any questions or concerns regarding the General Unpaid Bills Report for August.

Mr. Pizzola asked to hold the payment to RVE until he can review the charges. There were no other concerns.

Council President called for a motion to approve the General Unpaid bills for August except for the RVE payment. Ms. Oessenich made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

Council President asked if there were any questions or concerns regarding the Sewer Unpaid Bills Report for August. There were no concerns.

Council President asked for a motion to approve the Sewer Unpaid bills for August. Mr. Jennings made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

Council President asked if there were any questions or concerns regarding the Highway Aid Unpaid Bills Report for August. There were no concerns.

Council President asked for a motion to approve the Highway Aid Unpaid bills for August. Mr. McBeth made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

**14. APPROVAL OF TREASURER'S REPORT -** Council President asked if there were any questions or concerns about the Treasurers Reports for July 2025.

Council President asked for a motion to approve the General fund Report for July. Mr. Niwinski made the motion. Mr. Gillies seconded. There were no objections. The motion carried.

Council President asked for a motion to approve the Sewer fund Report for July. Mr. Niwinski made the motion. Mr. McBeth seconded. There were no objections. The motion carried.

Council President asked for a motion to approve the Highway Aid fund Report for July. Mr. Niwinski made the motion. Mr. Gillies seconded. There were no objections. The motion carried.

**15. MOTION TO DISPENSE WITH THE AUGUST 26, 2025 MEETING.**

Council President called for a motion to dispense with the August 26<sup>th</sup> meeting. Mr. Niwinski made the motion. Mr. McBeth seconded. There were no objections. The motion carried.

**16. COMMENTS FROM RESIDENTS AND VISITORS –**

Jay Ferraro, 402 Hill Avenue, on behalf of the Barbara T Foundation thanked the council for putting small games of chance on the ballot and stated that he was not surprised that it did not pass the primary election. And, should the council sponsor it again next year, Mr. Ferraro volunteered the Foundation's help in getting the facts to the residents, so they do not think they are promoting gambling in the borough.

Mr. Ferraro commented that, liquid fuels monies may be lost with the completion of the RC3 road work. Therefore, losing that source as a future budget supplement. Regarding the PECO utility poles, it is common for PECO to replace the poles periodically and their process typically takes forever.

Lastly, Mr. Ferraro advised that The Barbara T. 5K run will take place on 11/8/25, he hopes the council will allow them to pass through the borough again. Mr. Ferraro has a tentative meeting with the police chiefs to discuss some concerns about the cost of police for this process and asks that the borough might consider this as a donation to the organization.

Bob Grupp, 305 Hill Avenue, asked to clarify; If Neshaminy School District passes the EIT in 2026, when will it take effect? In 2027. How much money are LMB residents paying to other municipalities for EIT. Council President stated, \$158,000. And, has Cairn University had to put up any money for MS4? Council President confirmed they did not.

Mark Shapcott, 108 Langhorne Avenue, does the website have any information on the EIT yet? Council President said it will be added this week. Mr. Shapcott asked to clarify if 401K income and Social Security income are considered earned income? The council responded that they are not.

Council President reiterated that we are not tax professionals, however, (generally speaking) monies taken from pensions and 401K's are not subjected to EIT if withdrawn in retirement.

Dan Nicastro, 403 Station Avenue, would the presentation made by Keystone in February be available to the residents? And, if it had been made available in February, it may have avoided many of these questions.

**17.ADJOURNMENT** - Council President adjourned the meeting to conduct an executive session to address an ongoing legal matter.

**18.NEXT MEETING SEPTEMBER 9, 2025**

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer